LOT 107
MARSH CREEK VILLAGE 1 PB 4/18

ELLIS GARY M & CLAIRE M
19 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

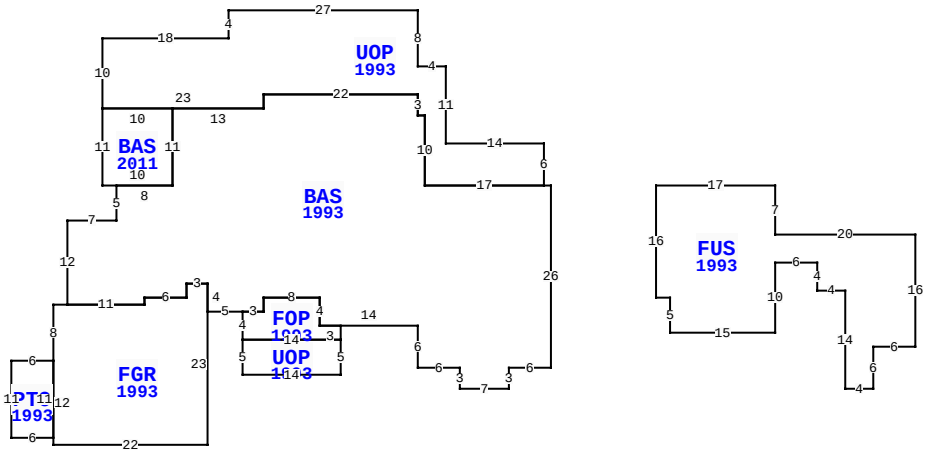
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1,796	251,547
BAS	110	100	110	15,407
FGR	455	55	250	35,015
FOP	66	30	20	2,801
FUS	587	100	587	82,215
PTO	66	5	3	421
UOP	70	20	14	1,961
UOP	656	20	131	18,348
TOTALS	3,806		2,911	407,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,911	108.5700	162.86	474,085	1985	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2022 Heated Area: 2493 HX Base Yr 2022



19 BELTED KINGFISHER, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		407,713
TOTAL MARKET OB/XF VALUE		9,189
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		866,902
SOH/AGL Deduction		95,547
ASSESSED VALUE		771,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		721,355
TOTAL JUST VALUE		866,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		748,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01612	GAS	1,295	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1108	9/28/2021	WD	Q	I	01	940,000
GRANTOR: TROWBRIDGE KAREN V LV						
GRANTEE: ELLIS GARY M & CLAI						
2251/1139	1/29/2019	WD	U	I	11	100
GRANTOR: TROWBRIDGE KAREN V						
GRANTEE: TROWBRIDGE KAREN V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N6 W14 N11 W4 N8 W27 S4 W18 S10 BAS=[YR=2011] S11 E10 N11 W10$ E23 N2 E22 S3 E1 S10 E17$ W17 N10 W1 N3 W22 S2 W13 S11 W8 S5 W7 S12 FGR=[YR=1993] W2 S8 PTO=[YR=1993] W6 S11 E6 N11$ S12 E22 N23 W3 S2 W6 S1 W11$ E11 N1 E6 N2 E3 S4 E5 FOP=[YR=1993] S4 UOP=[YR=1993] S5 E14 N5 W14$ E14 N2 W3 N4 W8 S2 W3$ E3 N2 E8 S4 E14 S6 E6 S3 E7 N3 E6 N26$ PTR=E15 FUS=[YR=1993] E17 S7 E20 S16 W6 S6 W4 N14 W4 N4 W6 S10 W15 N5 W2 N16$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
2	0820	WOOD WALK	0	100	0	0	71.00	SF	11.75	11.75	100	1985	1985	3	40	334	
3	0855	CONC PAVER	0	100	0	0	974.00	SF	10.00	10.00	100	2000	2000	3	79	7,695	

LAND DESCRIPTION

TOTAL OB/XF 9,189

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS